

Notice of Intent

May 8, 2023

**139 Plimpton Street
Walpole, Massachusetts**

Prepared for

**Joseph Callanan
139 Plimpton Street
Walpole, Massachusetts 02081**

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

AES *Applied Ecological Sciences*
P.O. Box 184
Norfolk, MA 02056

May 8, 2023

Hand Delivery

Walpole Conservation Commission
135 School Street
Walpole, MA 02081

RE: Notice of Intent
139 Plimpton Street
Walpole, Massachusetts

Dear Members of the Commission:

On behalf of the Applicant, Joseph Callanan I am pleased to submit this *Notice of Intent (NOI)* for the construction of a two-car garage at the above referenced property. Applied Ecological Sciences (AES) conducted a site evaluation on January 19, 2019. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.55), and the Town of Walpole *Wetlands Protection Bylaw and Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and top of Inland Bank to the *Neponsett River* was delineated in the field with red and blue flagging tape respectively. A detailed project description is included in Section II of this filing. A *Site Evaluation and Wetland Delineation Report* (Section III) details the results of the field evaluation.

I am pleased to be of assistance in this matter. Should you have any questions or require additional information please do not hesitate to contact me at phone numbers or email address below.

Sincerely,

Russell E. Waldron

Russell E. Waldron
Applied Ecological Sciences

Cc: MA DEP SERO
Applicant

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Notice of Intent Forms



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

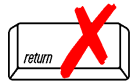
Document Transaction Number

Walpole

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

139 Plimpton Street

a. Street Address

Walpole

b. City/Town

02081

c. Zip Code

Latitude and Longitude:

19

f. Assessors Map/Plat Number

42-09-33

d. Latitude

71-13-58

e. Longitude

128

g. Parcel /Lot Number

2. Applicant:

Joseph

a. First Name

Callanan

b. Last Name

c. Organization

139 Plimpton Street

d. Street Address

Walpole

e. City/Town

MA

f. State

02081

g. Zip Code

(508) 838-7209

h. Phone Number

i. Fax Number

jpcallanan@comcast.net

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Russell E.

a. First Name

Waldron

b. Last Name

Applied Ecological Sciences

c. Company

P.O.Box 184

d. Street Address

Norfolk

e. City/Town

MA

f. State

02056

g. Zip Code

508-740-0438

h. Phone Number

i. Fax Number

rwaldron@earthlink.net

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$165.00

a. Total Fee Paid

\$152.50

b. State Fee Paid

\$177.50

c. City/Town Fee Paid



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Provided by MassDEP:

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City/Town

A. General Information (continued)

6. General Project Description:

Construct a two-carage garage within the 100' - 200' Riverfront Area and 100' Buffer Zone to BVW.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

16408 & 32913

c. Book

b. Certificate # (if registered land)

130 & 558

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Neponsett River 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 28,251
square feet

4. Proposed alteration of the Riverfront Area:

<u>852.2</u>	<u>0.0</u>	<u>852.2</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2017 MA GIS

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Building Permit Plan

a. Plan Title

Dunn McKenzie Engineering & Survey

James Nieva P.L.S.

b. Prepared By

c. Signed and Stamped by

4/11/2023

1:20

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1212

2/18/2023

2. Municipal Check Number

3. Check date

1211

2/18/2023

4. State Check Number

5. Check date

Joseph

Callanan

6. Payor name on check: First Name

7. Payor name on check: Last Name



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City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
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1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

139 Plimpton Street

a. Street Address

1211

c. Check number

Walpole

b. City/Town

\$152.50

d. Fee amount

2. Applicant Mailing Address:

Joseph

a. First Name

Callanan

b. Last Name

c. Organization

139 Plimpton Street

d. Mailing Address

Walpole

e. City/Town

MA

f. State

02081

g. Zip Code

(508) 838-7209

h. Phone Number

i. Fax Number

jpcallanan@comcast.net

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1. (a. _____ _____ _____ _____ _____ _____ _____	1 _____ _____ _____ _____ _____ _____	\$110.00 _____ _____ _____ _____ _____ _____	\$110.00 _____ _____ _____ _____ _____ _____ _____
Step 5/Total Project Fee:			\$110.00 x 1.5 RA

Step 6/Fee Payments:

Total Project Fee:	\$165.00
	a. Total Fee from Step 5
State share of filing Fee:	\$152.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$177.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

JOSEPH P CALLANAN
TINA M CALLANAN
139 PLIMPTON ST
WALPOLE, MA 02081

1211

53-7334/2113

2/18/23

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Commonwealth of Massachusetts \$ 152.50
one hundred fifty two & 50/100

Dollars

Photo
Safe
Deposit®
Details on back

Rockland
FEDERAL CREDIT UNION
Serving generations - our legacy, our future.

For

[Signature]

MP

⑆ 211373348⑆ 733197241592⑆ 1211

JOSEPH P CALLANAN
TINA M CALLANAN
139 PLIMPTON ST
WALPOLE, MA 02081

1212

53-7334/2113

2/18/23

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Walpole \$ 177.50
one hundred seventy seven & 50/100

Dollars

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Deposit®
Details on back

Rockland
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Serving generations - our legacy, our future.

For

[Signature]

MP

⑆ 211373348⑆ 733197241592⑆ 1212

JOSEPH P CALLANAN
TINA M CALLANAN
139 PLIMPTON ST
WALPOLE, MA 02081

1213

53-7334/2113

2/18/23

Date

CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Town of Walpole \$ 150.⁰⁰
one hundred fifty & 00/100

Dollars

Photo
Safe
Deposit®
Details on back

Rockland
FEDERAL CREDIT UNION
Serving generations - our legacy, our future.

For

[Signature]

MP

⑆ 211373348⑆ 733197241592⑆ 1213

AFFIDAVIT OF SERVICE

Under the *Massachusetts Wetlands Protection Act*
And the
Town of Walpole *Wetlands Protection Bylaw & Regulations*

(To be submitted to the *Massachusetts Department of Environmental Protection* and the
Conservation Commission when filing a Notice of Intent)

I, Russell E. Waldron, here-by certify under the pains and penalties of perjury that on or before June 2, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent (NOI) filed under the Massachusetts Wetlands Protection Act and the Town of Walpole Wetlands Protection Bylaw and Regulations by Joseph Callanan with the Walpole Conservation Commission on May 8, 2023, for property located at 139 Plimpton Street in Walpole, Massachusetts.

The form of notification, and a list of the abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

Signed: Russell E. Waldron

Dated: May 8, 2023

**Notification to Abutters Under the
*Massachusetts Wetlands Protection Act***

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is Joseph Callanan.
- B. The applicant has filed a *Notice of Intent (NOI)* with the Conservation Commission for the municipality of Walpole, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the *Wetlands Protection Act* (General Laws Chapter 131, § 40).
- C. The address of the lot where the activity is proposed is 139 Plimpton Street.
- D. Copies of the *NOI* may be examined at the Walpole Town Hall, Conservation Commission Office between the hours of 8:00 am and 4:00 pm, Monday thru Thursday and Friday 8:00 am to 12:00 pm.

For more information you may call the Applicant's representative Applied Ecological Sciences (AES) at (508) 740-0438 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or email at rwaldron@earthlink.net.

- E. Copies of the *NOI* may be obtained from the Applicant's representative by calling (508) 740-0438 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or email at rwaldron@earthlink.net.
- F. Information regarding the date, time, and place of the public hearing may be obtained from the Walpole Conservation Commission by calling 508-660-7253 between the hours 8:00 AM and 4:00 PM, Monday thru Thursday and between 8:00 AM and 12:00 PM, Friday.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Home Town Weekly.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in the Walpole Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: (508) 792-7650

Northeast Region: (978) 694-3200

Southeast Region: (508) 946-2700

Western Region: (413) 784-1100

19/ 132/ / /
GOLDING W P & ELIZABETH A
C/O BETTY A GOLDING
29 RAINBOW POND DR
UNIT 2C
WALPOLE, MA 02081

27/ 405/ / /
WISTERIA WAYS II
HOMEOWNERS TRUST
C/O PARADIGM PARTNERS
P.O. BOX 306
NORWOOD, MA 02062

19/ 130/ / /
MAZZAWI MOUNIR & JULIANNE
105 PLIMPTON ST.
WALPOLE, MA 02081

19/ 129/ / /
ELLIS ALYSSA S & HAROLD T
129 PLIMPTON ST
WALPOLE, MA 02081

19/ 133/ / /
NO WIN RLTY TR S DEFOREST TR
C/O BETTY A GOLDING
29 RAINBOW POND DR
UNIT 2C
WALPOLE, MA 02081

19/ 128/ / /
CALLANAN TINA M & JOSEPH P TRS
TINA M CALLANAN FAMILY TRUST
139 PLIMPTON ST
WALPOLE, MA 02081

19/ 249/ / /
STEFANSSON FRANK JR &
SILVESTRI LORRAINE
122 PLIMPTON ST
WALPOLE, MA 02081

19/ 127/ / /
WALPOLE TOWN OF-CC
135 SCHOOL STREET
WALPOLE, MA 02081

19/ 245/ / /
MCCARTHY KEVIN T TR
MCCARTHY THOMAS & CAROL 2013 IRR
4 PRISCILLA LN
WALPOLE, MA 02081

19/ 248/ / /
SIMMONS ALLISON C TR
ALLISON C SIMMONS 2021 TRUST
110 PLIMPTON ST
WALPOLE, MA 02081

18/ 186/ / /
M B T A
50 HIGH ST RM 501
BOSTON, MA 02110

18/ 187/ / /
M B T A
50 HIGH ST RM 501
BOSTON, MA 02110

Project Description

Project Description
139 Plimpton Street
Walpole, Massachusetts

The Applicant proposes to replace an existing 240 square-foot one-car garage with a 972 square-foot two-car garage. A portion of the new garage is located within the existing garage footprint. Proposed construction activities will take place within the 100-foot Buffer Zone to BVW and the 100 to 200-foot Riverfront Area to the *Neponset River*. Roof runoff will be re-infiltrated via a Cultec style infiltrator.

Total RA for the lot:	28,251 s.f.
Existing 100' – 200' RA disturbance:	240.0 s.f.
Proposed 100' - 200' RA disturbance:	972.0 s.f.
New garage within existing footprint:	119.8 s.f.
Net disturbance increase:	852.2 s.f. (3.02%)
Proposed 25' Buffer Zone disturbance:	0 s.f.
Proposed new 100' BZ disturbance:	852.2 s.f.

Erosion and sedimentation controls will be installed prior to the start of construction activities. Erosion and sedimentation controls will be properly maintained and will remain in place until all disturbed soils have been stabilized. The site will be kept clean and all debris, trash, etc. will be picked up and properly disposed of before the end of each day. Any material not scheduled for reuse will be removed from the site.

Riverfront Area Alternatives Analysis

The proposed location is the most viable alternative since the project involves replacing an existing garage adjacent to the driveway.

Site Evaluation and Wetland Delineation Report

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Soils	1.
Wetland Delineation Methodology	1.
Wetland Resource Description	2.
Bordering Vegetated Wetland (BVW)	2.
Bordering Land Subject to Flooding (BLSF)	2.
Riverfront Area	2.
NHESP Estimated & Priority Habitat	3.
Water Supply Protection Areas	3.
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Buffer Zone	3.
References	4.
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Appendix B: U.S.G.S. Topo Map, FEMA Map	6.

**Site Evaluation and Wetland Delineation
139 Plimpton Street
Walpole, Massachusetts**

Introduction

A site evaluation was conducted at the above referenced property on January 19, 2019. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and the top of Inland Bank to the *Neponset River* was delineated in the field. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, wetland delineation methodology, and wetland resource descriptions.

General Site Description

The subject property encompasses a residential lot located northerly of Plimpton Street in Walpole, Massachusetts. Topography of the site is gently to moderately rolling. A single-family home with unattached garage occupies the northeast portion of the property. The remainder of the site consists primarily of manicured lawn with scattered mature trees. Residential development abuts the site to the east. The *Neponset River* lies to the north and west.

Forested Upland Description

Forested uplands are located adjacent to the easterly and westerly portions of the property. A moderately dense canopy of Red Maple (*Acer rubrum*), Black Cherry (*Prunus serotina*), quaking aspen (*Populus tremula*), and Eastern White Pine (*Pinus strobus*) dominates vegetation within the forested uplands. The woody understory consists of saplings from the canopy, Japanese Honeysuckle (*Lonicera japonica*), Oriental Bittersweet (*Celastrus orbiculatus*), and Glossy Buckthorn (*Frangula alnus*). Observed ground cover species include seedlings from the canopy and understory.

Soils

Soils underlying the site include excessively drained Hinckley loamy sand (253D), 15% to 35% percent slopes (www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics

and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined through visual inspection of existing site conditions, including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland Resource Areas associated with the site include Bordering Vegetated Wetland (BVW), Bordering Land Subject to Flooding (BLSF), and Riverfront Area.

Bordering Vegetated Wetland (BVW)

Seasonally saturated to seasonally flooded Forested Swamp and seasonally flooded Scrub-Shrub Swamp is located adjacent to the northern and western portions of the site.

Topography within the BVW is generally flat with distinct pit and mound micro-topography drainage patterns, and surface water evident throughout. A moderately dense canopy of Red Maple and Slippery Elm (*Ulmus rubra*), dominates vegetation within the wetland. The woody understory consists of saplings from the canopy, Glossy Buckthorn, Winterberry (*Ilex verticillata*), Silky Dogwood (*Cornus amomum*), Highbush Blueberry (*Vaccinium corymbosum*), Southern Arrowwood (*Viburnum dentatum*), Riverbank Grape (*Vitis riparia*), and Pussy Willow (*Salix discolor*). Ground cover species include seedlings from the canopy and understory, Sensitive Fern (*Onoclea sensibilis*), Broad-Leaf Cattail (*Typha latifolia*), Tussock Sedge (*Carex stricta*), Wool Grass (*Scirpus cyperinus*), and Purple Loosestrife (*Lythrum salicaria*).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #17.

Bordering Land Subject to Flooding (BLSF)

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Walpole, Massachusetts (Map No.25021C0186E), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain*; and Zone AE; *Special flood areas subject to inundation by the 1% annual chance flood. Base flood elevations determined.* The base flood elevation established for the site is 120 feet.

Riverfront Area

Riverfront Area located on the site is associated with the *Neponset River*. The banks of the river are generally well defined, approximately one to two feet high, and vegetated with wetland plant species.

The top of Inland Bank to the Neponset River is delineated in the field with AES flagging stations B1 through B23.

NHESP Estimated & Priority Habitat

According to the Massachusetts Natural Heritage and Endangered Species Program Habitat Map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Waters (ORW).

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section 1.4.1 of the Town of Walpole *Wetland Protection Bylaw Regulations*:

The Commission shall require the Applicant to maintain a twenty-five (25) foot contiguous, undisturbed vegetative buffer measured from, and parallel to, the wetland resource boundary, as a minimum.

The western and northern portions of the site are contained within the regulatory Buffer Zone.

References

Federal Emergency Management Agency (FEMA) Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems (MAGIS), www.massgis.state.ma.us.

Natural Resources Conservation Service, www.nsoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A
DEP Bordering Vegetated Wetland (310 CMR 10.55)
Delineation Field Data Forms

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: 139 Plimpton Street Walpole, MA DEP File #: _____

Check all that apply:

☐

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

☒

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

☐

Method other than dominance test used (attach additional information)

DP-1 @ AES #6- #7

Section I. Vegetation	Observation Plot Number:	DP-1 UPL	Transect Number:	Date of Delineation:
-----------------------	--------------------------	----------	------------------	----------------------

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Canopy:				
Red Maple (<i>Acer rubrum</i>)	63.0	62%	yes	FAC
Quaking Aspen (<i>Populus tremuloides</i>)	38.0	38%	yes	FACU

TOTAL COVER = 101.0

Shrubs/Saplings:

White Ash (<i>Fraxinus americana</i>)	63.0	50%	yes	FACU
Oriental Bittersweet (<i>Celastrus orbiculatus</i>)	63.0	50%	yes	UPL

TOTAL COVER = 126.0

Herbs:

Glossy Buckthorn (<i>Frangula alnus</i>)	38.0	50%	yes	FAC
Oriental Bittersweet (<i>Celastrus orbiculatus</i>)	38.0	50%	yes	UPL

TOTAL COVER = 76.0

Vegetation conclusion:

Number of dominant wetland indicator plants: **2** Number of dominant non-wetland indicator plants: **4**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **No**

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-1 UPL

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, MA, 1989.

map number: websoilsurvey.nrcs.usda.gov

soil type mapped: Hinckley (253D), ED, ls, 15% to 35% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? No

Remarks: Roots: common, fine-medium to 10"

Consistence: fr

Structure: 1/m/sbk

Coarse frag: many, gravelly

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
---------	-------	--------------	------------------------

A	0"-4"	10YR 3/2 gsl	
---	-------	-----------------	--

Bw1	4"-12"+	10YR 5/6 gsl	
-----	---------	-----------------	--

Remarks: Landscape position: foot slope, 0% - 3%
Refusal at approx. 12"

3. Other: Sunny, 2" snow cover

Conclusion: Is soil hydric? No
Field Indicators for Identifying Hydric Soils in New England, 2019, Version 4.

Other indicators of Hydrology: (check all that apply)

☐ Site inundated:

☐ Depth to free water in observation hole:

☐ Depth to soil saturation in observation hole:

☐ Water marks:

☐ Drift lines:

☐ Sediment deposits:

☐ Drainage patterns in BVW:

☐ Oxidized rhizospheres:

☐ Water-stained leaves:

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other)

☐ Other:

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

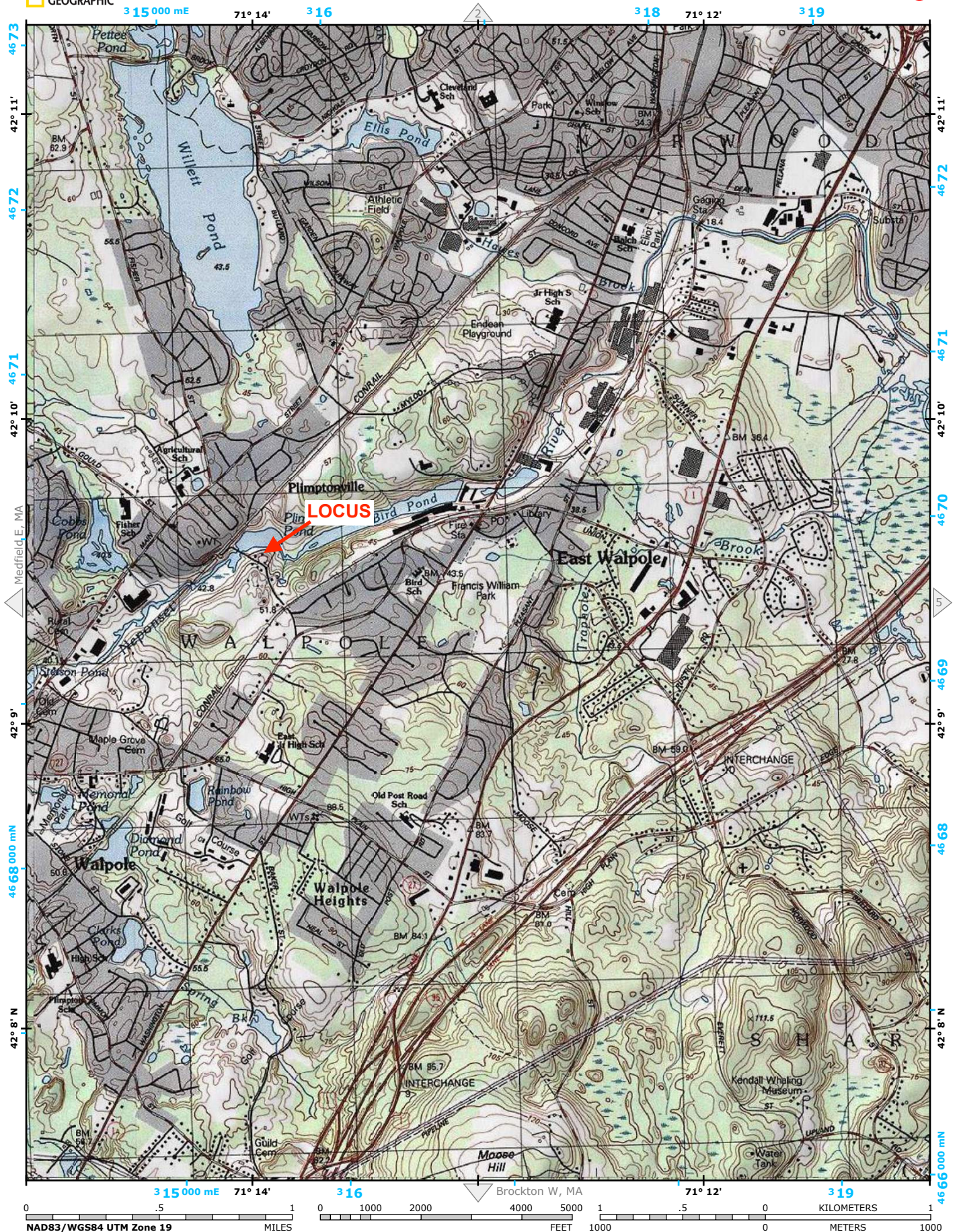
Wetland hydrology present?

hydric soil present?

other indicators of hydrology present?

Sample location is in a BVW

Appendix B
U.S.G.S. Topographic Map
FEMA Map

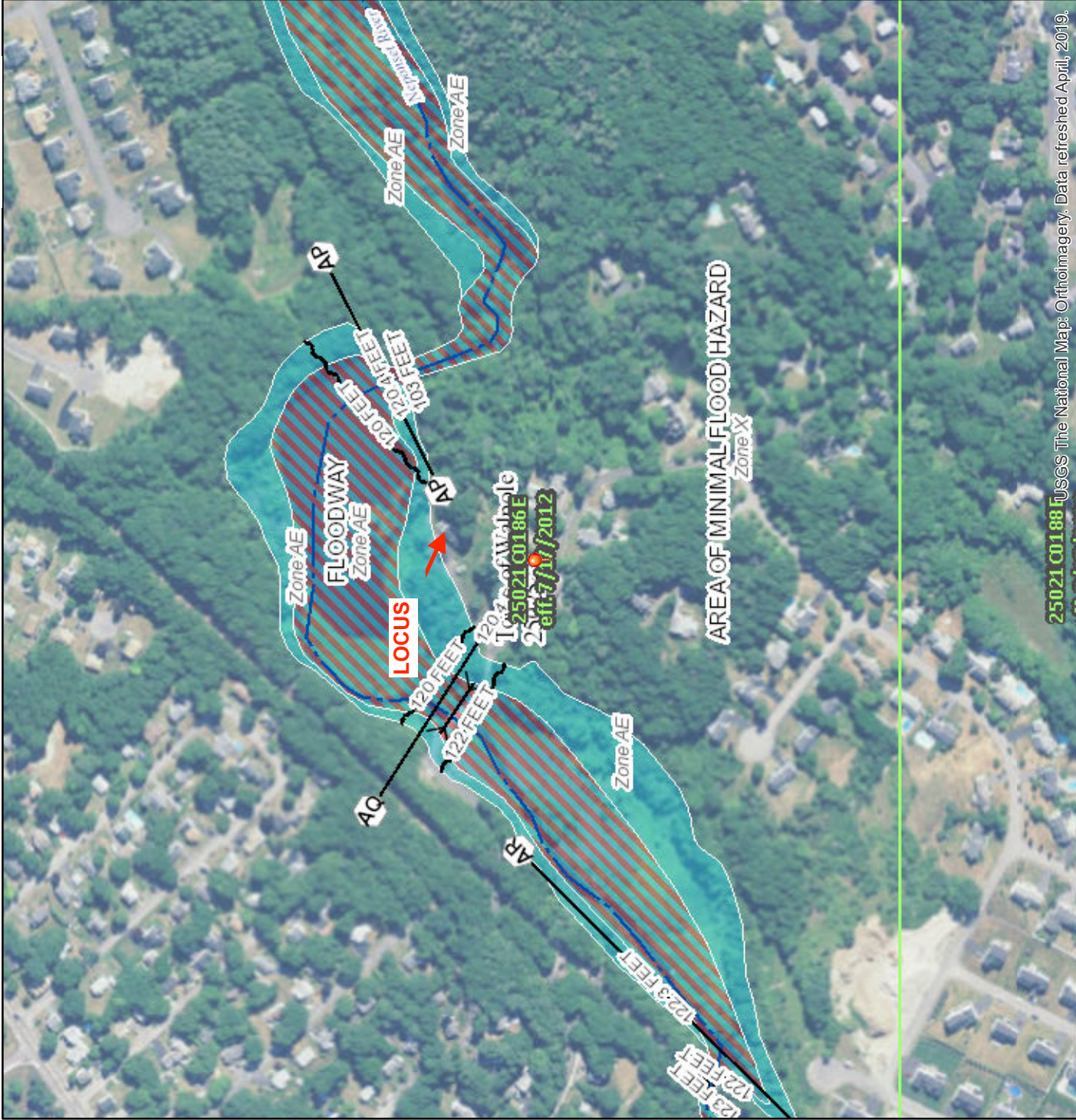


National Flood Hazard Layer FIRMette



42°9'44.75"N

71°14'17.51"W



25021 CU186E USGS The National Map: Orthoimagery. Data refreshed April, 2019.



42°9'18.08"N

71°13'40.05"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile **Zone X**
- Future Conditions 1% Annual Chance Flood Hazard **Zone X**
- Area with Reduced Flood Risk due to Levee. See Notes. **Zone X**
- Area with Flood Risk due to Levee **Zone D**

OTHER AREAS

- Area of Minimal Flood Hazard **Zone X**
- Effective LOMRs
- Area of Undetermined Flood Hazard **Zone D**

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

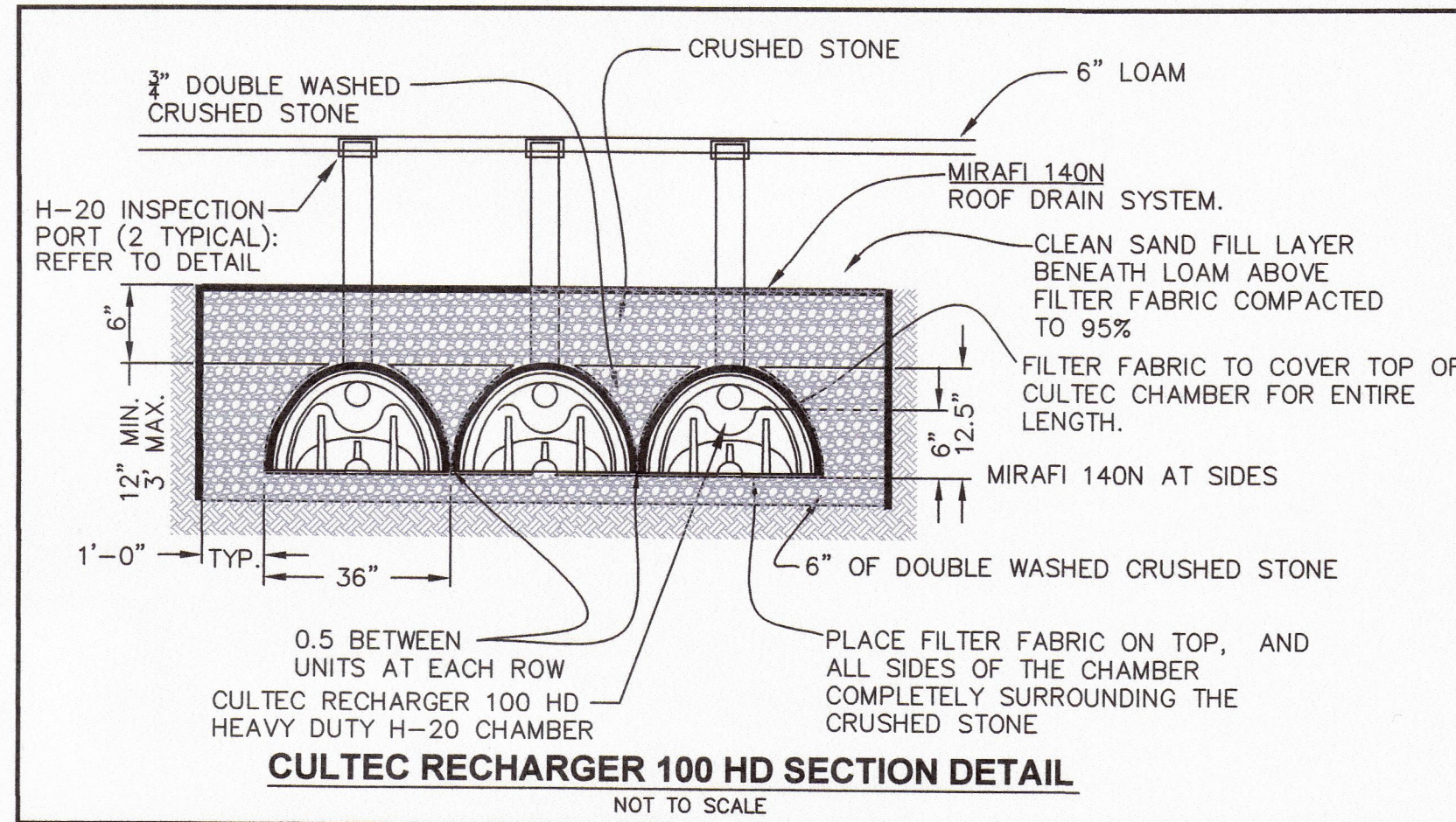
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/18/2019 at 10:42:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

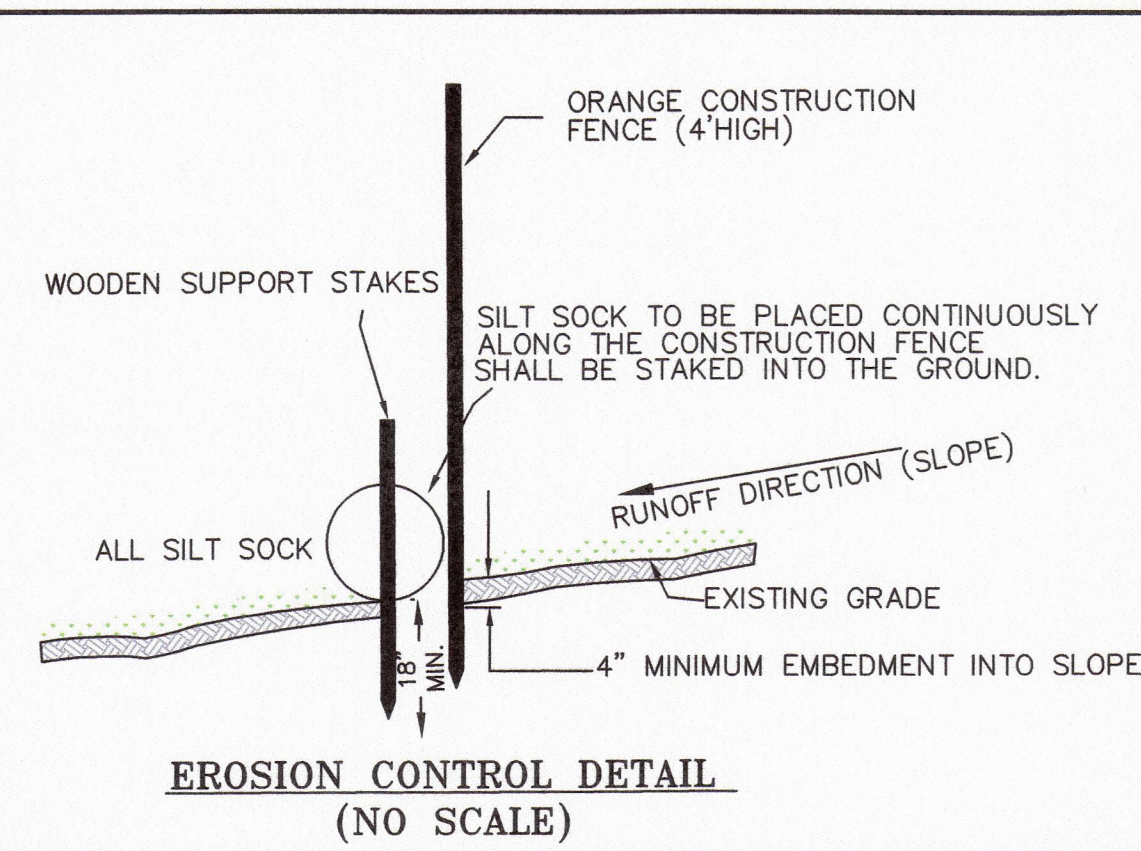


CULTEC RECHARGER 100 HD SPECIFICATIONS

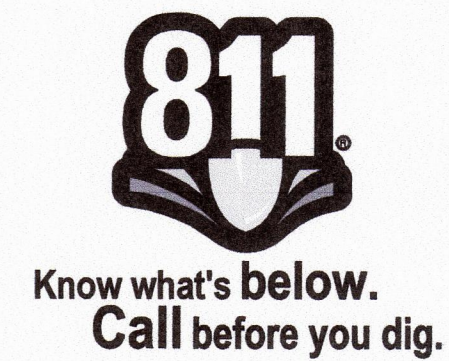
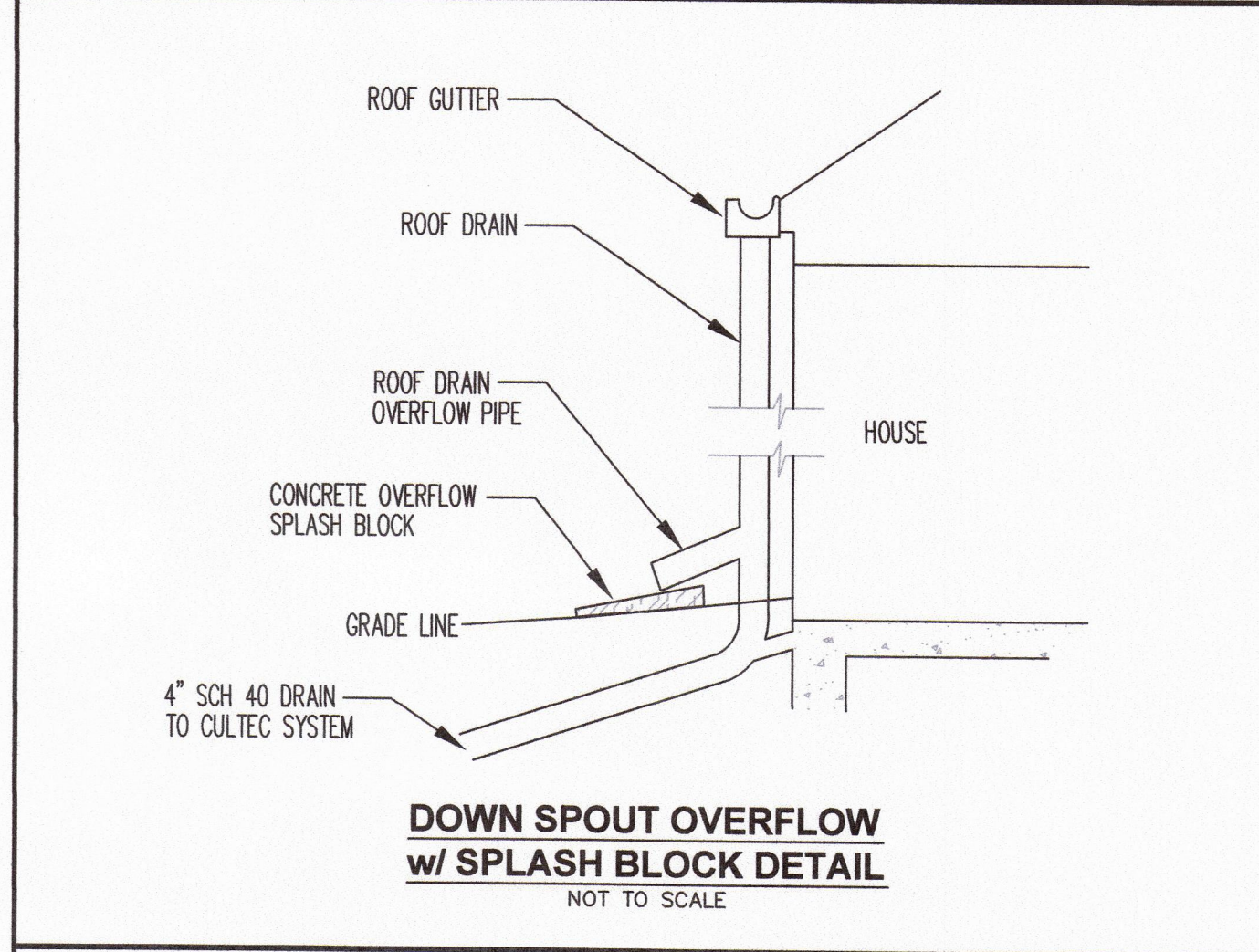
6 INCHES OF STONE ABOVE AND BELOW CULTEC 100 HD,
THREE ROWS AT TWO UNITS EACH = 6 CULTEC 100 HD UNITS

TOP STONE=83.00
TOP CULTEC 100 HD=82.54
BOTTOM CULTEC 100 HD=81.50
BOTTOM STONE=81.00

LENGTH: ENDS HAVE 1 FOOT STONE
WIDTH: 1 FOOT STONE OUTSIDE AND 0.5 FEET BETWEEN UNITS.



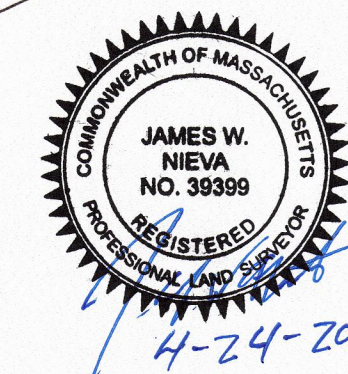
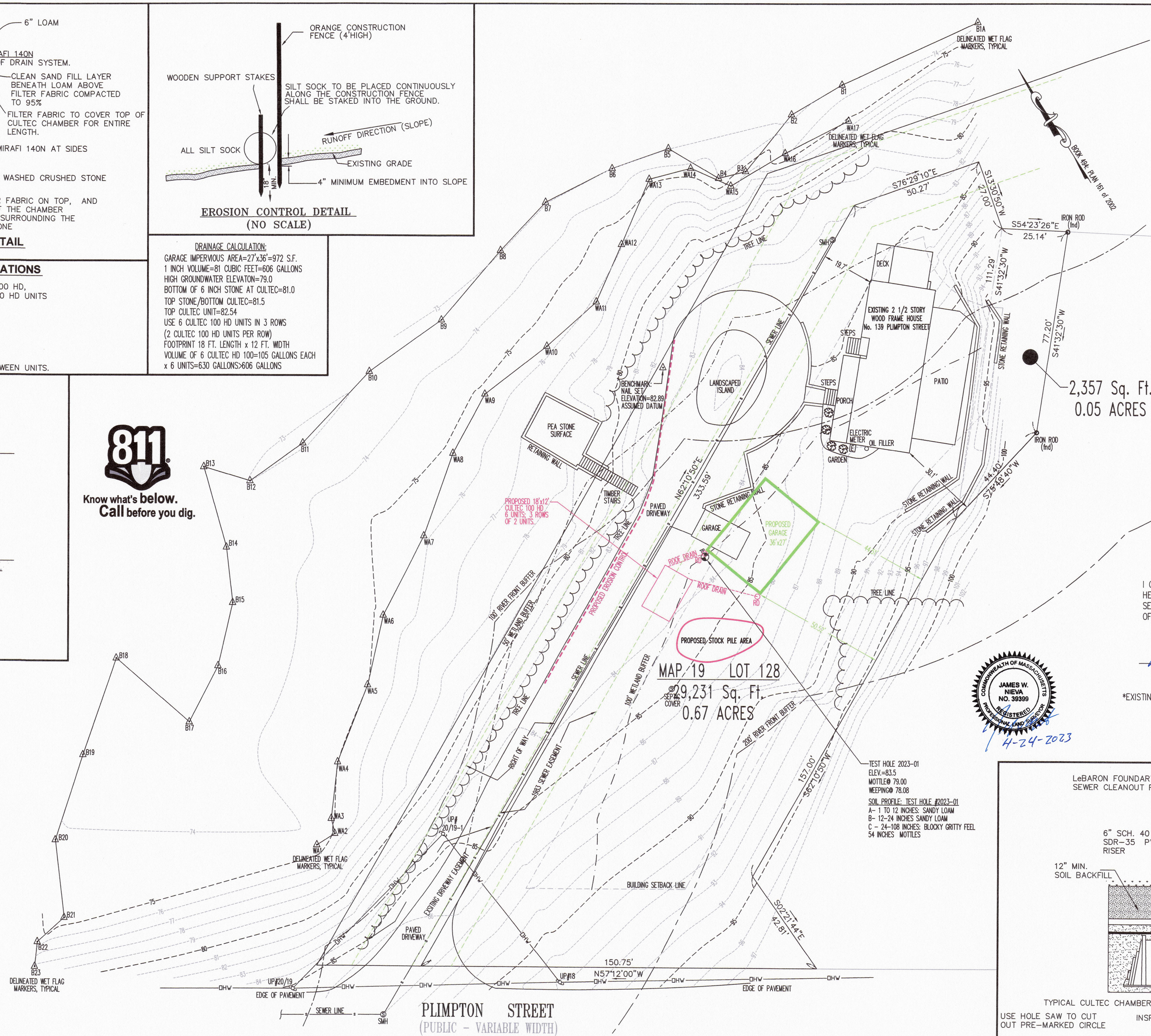
DRAINAGE CALCULATION:
GARAGE IMPERVIOUS AREA=27'x36'=972 S.F.
1 INCH VOLUME=81 CUBIC FEET=606 GALLONS
HIGH GROUNDWATER ELEVATION=79.0
BOTTOM OF 6 INCH STONE AT CULTEC=81.0
TOP STONE/BOTTOM CULTEC=81.5
TOP CULTEC UNIT=82.54
USE 6 CULTEC 100 HD UNITS IN 3 ROWS
(2 CULTEC 100 HD UNITS PER ROW)
FOOTPRINT 18 FT. LENGTH x 12 FT. WIDTH
VOLUME OF 6 CULTEC HD 100=105 GALLONS EACH
x 6 UNITS=630 GALLONS=606 GALLONS



FLOOD ZONE LOCATION
THIS SITE LIES WITHIN FLOOD ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY H.U.D. ZONE "X" IS INDICATED AS AREA OF MINIMAL FLOODING. LOCATED ON MAP #25021C0186E AND HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

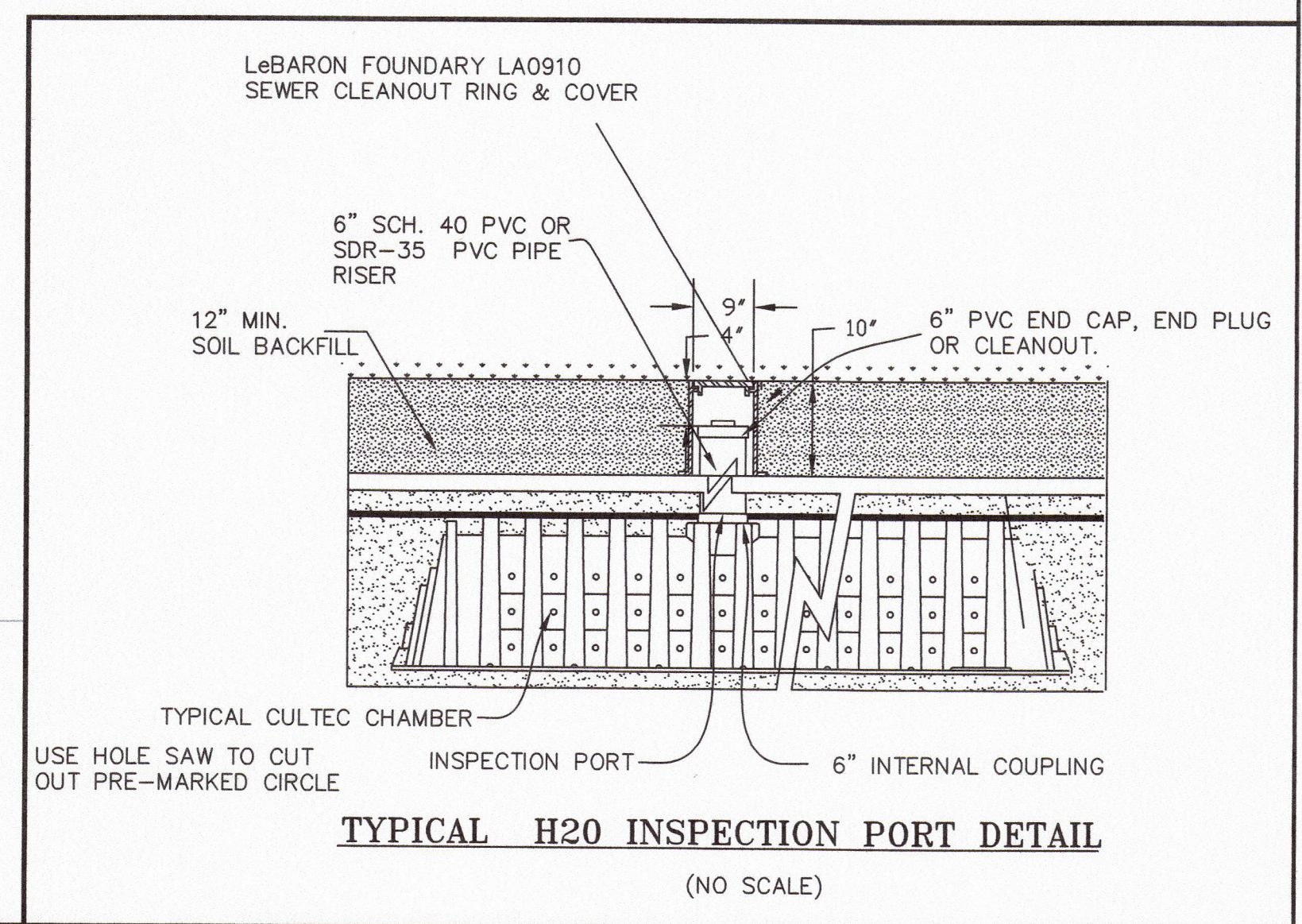
ZONING CRITERIA
ZONE DISTRICT RESIDENCE A
MINIMUM LOT SIZE 30,000 SQ. FT.
MINIMUM STREET FRONTAGE 150'
FRONT YARD SETBACK 30'
SIDE YARD SETBACK 20'
REAR YARD SETBACK 30'
MAXIMUM BUILDING HEIGHT 35'
MAXIMUM LOT COVERAGE 25% BY STRUCTURES
40% ALL IMPERVIOUS

REFERENCES
DEED REFERENCE: BOOK 32913, PAGE 558 & BOOK 16408, PAGE 130
PLAN REFERENCE: PLAN BOOK 375: PLAN 1287 OF 1988



I CERTIFY THAT THE *EXISTING DWELLING IS LOCATED AS SHOWN HEREON AND THAT THE EXISTING DWELLING MEETS THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF WALPOLE, MASSACHUSETTS.

JAMES W. NIEVA, P.L.S. #39399
*EXISTING DWELLING IN NON-CONFORMING AS TO SIDE SETBACK REQUIREMENTS.



ASSESSORS REFERENCE MAP 19, LOT 128	GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.	<table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>REVISIONS</th></tr></thead><tbody><tr><td>2</td><td>4/11/2023</td><td>ADD TEST HOLE LOCATION FOR DRAINAGE</td></tr><tr><td>1</td><td>2/22/2023</td><td>ADD EROSION CONTROL</td></tr></tbody></table>	NO.	DATE	REVISIONS	2	4/11/2023	ADD TEST HOLE LOCATION FOR DRAINAGE	1	2/22/2023	ADD EROSION CONTROL	RESEARCH BY: JWN FIELD SURVEY: KGM/REW COMPUTED BY: JWN DRAFTED BY: DRD DESIGNED BY: --- CHECKED BY: JWN/KGM	 Dunn · McKenzie, Inc. LAND SURVEYING AND CIVIL ENGINEERING 206 DEDHAM STREET, Rt. 1A at Rt. 115 NORFOLK, MASSACHUSETTS 02056 (508) 384-3990 - FAX (508) 384-3905 jimmy@dunnmckenzie.com	SITE LOCATION: 139 PLIMPTON STREET WALPOLE, MASSACHUSETTS 02081 PREPARED FOR & OWNER OF RECORD: Mr. JOSEPH P. CALLAHAN 139 PLIMPTON STREET WALPOLE, MASSACHUSETTS 02081 PHONE #(508) 838-7209	BUILDING PERMIT PLAN For land in WALPOLE, MASSACHUSETTS		
NO.			DATE	REVISIONS													
2	4/11/2023	ADD TEST HOLE LOCATION FOR DRAINAGE															
1	2/22/2023	ADD EROSION CONTROL															
ZONING REFERENCE RESIDENCE A	<table border="1"><thead><tr><th>SHEET NO.</th><th>SCALE</th><th>JOB NO.</th></tr></thead><tbody><tr><td>1 of 1</td><td>1"=20'</td><td>6128</td></tr></tbody></table>	SHEET NO.	SCALE	JOB NO.	1 of 1	1"=20'	6128										
SHEET NO.	SCALE	JOB NO.															
1 of 1	1"=20'	6128															